

File No: 98-1069
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(601) 393-4450

BK 0345 PG 0052

WARRANTY DEED

SHAWN J. O'HEARN, ET UX

GRANTOR(S)

TO

ARTHUR D. CRIDER, ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, SHAWN J. O'HEARN and wife, WENDY O'HEARN, do hereby sell, convey and warrant unto ARTHUR D. CRIDER and wife, MARY A. CRIDER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1372, Section G, Greenbrook, situated in Section 30, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11, Pages 15-20, in the office of the Chancery Clerk of DeSoto County, Mississippi

Wendy O'Hearn joins in the execution of this conveyance for the sole and only purpose of conveying any and all homestead rights she may now have or hereafter acquire in said property.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

STATE MS. - DESOTO CO.
FILE

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given JANUARY 8, 1999.

DEC 28 1 27 PM '98

WITNESS our signatures this the 18th day of December, 1998.

BK 345 PG 52
W.E. DAVIS CH. CLK.

Shawn J. O'Hearn
SHAWN J. O'HEARN

Wendy O'Hearn
WENDY O'HEARN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 18th day of December, 1998 within my jurisdiction, the within named SHAWN J. O'HEARN and wife, WENDY O'HEARN, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

8-14-2001

Seamus W. Pettigrew
NOTARY PUBLIC

Grantor Address & Phone:

1823 Vicksburg
Southaven, MS 38671
Home: 393-3908
Work: 922-2452

Grantee Address & Phone:

434 Clarrington Dr.
Southaven, MS 38671
Home: 797-4289
Work: 280-1448

